

SNAPSHOT of HOME Program Performance--As of 12/31/10 **Local Participating Jurisdictions with Rental Production Activities**



Participating Jurisdiction (PJ): **Waukesha County Consortium**

State: **WI**

PJ's Total HOME Allocation Received: **\$15,835,433**

PJ's Size Grouping*: **B**

PJ Since (FY): **1998**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
			PJs in State:	10			
Program Progress:							
% of Funds Committed	100.00 %	98.77 %	1	96.48 %	100	100	
% of Funds Disbursed	98.36 %	94.20 %	1	89.00 %	97	94	
Leveraging Ratio for Rental Activities	3.89	3.69	4	4.81	39	43	
% of Completed Rental Disbursements to All Rental Commitments***	65.69 %	95.65 %	10	83.25 %	11	10	
% of Completed CHDO Disbursements to All CHDO Reservations***	54.83 %	78.26 %	10	70.99 %	18	19	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	69.49 %	76.91 %	9	81.75 %	12	16	
% of 0-30% AMI Renters to All Renters***	50.85 %	51.14 %	5	45.84 %	61	59	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	96.61 %	87.72 %	4	96.12 %	30	33	
Overall Ranking:			In State:	7 / 10	Nationally:	30 35	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$29,595	\$14,803		\$27,889	59 Units	3.30 %	
Homebuyer Unit	\$5,543	\$14,047		\$15,632	1,223 Units	68.50 %	
Homeowner-Rehab Unit	\$6,118	\$16,040		\$21,037	436 Units	24.40 %	
TBRA Unit	\$869	\$2,713		\$3,206	67 Units	3.80 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***. This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Waukesha County Consortium WI

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$79,849	\$108,534	\$8,192
State:*	\$66,245	\$75,846	\$17,900
National:**	\$99,461	\$78,568	\$23,907

CHDO Operating Expenses:
(% of allocation)

PJ: 3.7 %
National Avg: 1.2 %

R.S. Means Cost Index: 1.04

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	87.7	88.4	96.1	78.6
Black/African American:	7.0	0.4	0.0	10.7
Asian:	0.0	0.3	0.2	0.0
American Indian/Alaska Native:	0.0	0.3	0.2	0.0
Native Hawaiian/Pacific Islander:	0.0	0.1	0.2	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.2	0.2	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.1	0.0	0.0
Other Multi Racial:	0.0	0.3	0.0	0.0
Asian/Pacific Islander:	0.0	0.2	0.0	0.0

ETHNICITY:

Hispanic	5.3	9.5	3.0	10.7
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HOUSEHOLD SIZE:

1 Person:	68.4	35.7	31.4	32.1
2 Persons:	15.8	18.7	16.7	21.4
3 Persons:	10.5	18.9	14.7	17.9
4 Persons:	3.5	14.4	20.6	25.0
5 Persons:	1.8	7.8	9.9	0.0
6 Persons:	0.0	2.9	3.7	0.0
7 Persons:	0.0	0.8	2.1	3.6
8 or more Persons:	0.0	0.7	0.9	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	50.9	37.1	16.3	42.9
Elderly:	33.3	0.4	20.6	7.1
Related/Single Parent:	12.3	21.0	20.4	32.1
Related/Two Parent:	1.8	34.3	35.8	14.3
Other:	1.8	7.0	6.9	3.6

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	19.3	0.2 [#]
HOME TBRA:	0.0	
Other:	14.0	
No Assistance:	66.7	

of Section 504 Compliant Units / Completed Units Since 2001 19

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Waukesha County Consortium

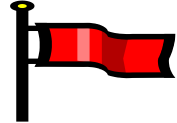
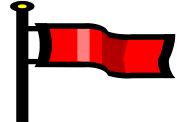
State: WI

Group Rank: 30
 (Percentile)

State Rank: 7 / 10 PJs

Overall Rank: 35
 (Percentile)

Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 77.87%	65.69	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 53.90%	54.83	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	69.49	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.09%	96.61	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.415	0.17	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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